

**Jefferson County Local Development Corporation
Board Meeting Minutes
May 5, 2022**

The Jefferson County Local Development Corporation held their board meeting on Thursday, May 5, 2022 in the board room at 800 Starbuck Avenue, Watertown, NY.

Present: Robert E. Aliasso, Jr., William Johnson, Paul Warneck, David Converse, Christine Powers, Rob Aiken, John Jennings, W. Edward Walldroff

Zoom: Lisa LøHuillier

Excused: Gregory Gardner, Kent Burto

Absent: None

Also Present: Donald Rutherford, Craig Fox (Watertown Daily Times), Brendan Straub from Channel 7 News

Zoom: Stephen Maier, Esq.

Staff Present: David Zembiec, Marshall Weir, Lyle Eaton, Peggy Sampson, Joy Nuffer

- I. Call to Order:** Chairman Aliasso called the meeting to order at 8:00 a.m.
- II. Pledge of Allegiance**
- III. Privilege of the Floor:** Chairman Aliasso invited guests to speak. No one spoke.
- IV. Minutes:** Minutes of the meeting held April 7, 2022 were presented. A motion to approve the minutes as presented was made by Mr. Converse, seconded by Ms. Powers. All in favor. Carried.
- V. Treasurer's Report:** Mr. Warneck reviewed the financials for the period ending April 30, 2022. He said the current year budget shows 15 months and indicated that everything looks in line and is where we expect to be. He reported that LCO Destiny is 1 month behind and was told that they expect to make a final payment in July to close out the loan. Chairman Aliasso pointed out that the board may need to take action if the final payment is delayed since it is set to expire 7/1/2022. It was determined that, with the closing pending, no action was needed at this time. A motion was made by Mr. Warneck to accept the financial report as presented, seconded by Mr. Aiken. All in favor. Carried.
- VI. Committee Reports:** None.
- VII. Council Reports:**
 - a. Ag –** In Mr. Matteson's absence, Mr. Zembiec reported that the Ag conference went great, and that Jay is now working on the dairy parade. He said that Jay is also working with Mike Nuchols from Cornell Cooperative Extension on the food resiliency grant program and noted that he is making site visits to the applicants's sites.

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- b. Manufacturing** – Mr. Zembiec reported that we are hosting a zoom event next Wednesday with Lewis County for an ABCø of stem program which is aimed at grades K-2. The intent is to make employers aware of the program and encourage their sponsorship and participation to help bring the program into local schools.
- c. Marketing** – Mr. Weir said that he will be attending the upcoming NYS EDC annual meeting in Cooperstown later this month. He mentioned that Mr. Zembiec will be presenting at the Chamberø Economic Forumøtomorrow at the Lincoln Loft.

Mr. Aiken asked if we participate with Career Jam. Mr. Weir said that we are a sponsor.

VIII. Unfinished Business:

- 1. YMCA Project** – Mr. Zembiec noted that the County Board of Legislators denied the \$880,000 request for the YMCA project at 146 Arsenal Street. He asked if the board members wanted to discuss providing financial assistance (possible grant) for the project. He said the JCIDA will consider other assistance related to the project at their meeting to help meet the funding gap.

Executive Session:

At 8:12 a.m., a motion was made by Mr. Converse to enter into executive session to discuss the financials of a particular corporation, seconded by Mr. Aiken. All in favor. Board Members, Staff, Counsel and Donald Rutherford remained.

At 8:29 a.m., a motion was made by Mr. Converse to leave executive session, seconded by Ms. Powers. All in favor.

Mr. Zembiec asked if the board would consider grant assistance of \$400,000 with the condition that if the YMCA receives tax credits or other money down the road, then they wonø use the grant. He said that he plans to ask the Watertown Local Development Corporation (WLDC) to split the amount. It was noted that the final date to sign the Guaranteed Maximum Pricing (GMP) is May 12th.

Mr. Warneck wondered if the City of Watertown could send the funds to the IDA or LDC instead of the YMCA. Mr. Zembiec said the request to the city was from the IDA. Ms. LøHuillier said the city attorney made a legal opinion based on what the ARPA funds are intended for. She said part of the legal opinion was that the YMCA is a membership organization and would only benefit the members and not the general public. Mr. Zembiec said that it was his understanding that the use would be beyond the traditional city purpose.

Chairman Aliasso indicated that some of the remaining remediation funds could be used. Mr. Eaton said that the JCCFDC board could vote to transfer some of their funds to the JCLDC.

Mr. Walldroff said that it should be an embarrassment to the city for not participating in this project. Mr. Warneck pointed out the success of the County Courthouse which was a major issue and said how good it was and is for downtown. Mr. Zembiec said that some of the County BOLø felt that there were more important purposes for the ARPA funds and a concern that they had already invested \$1 million to help with the PCB remediation.

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Mr. Walldroff pointed out Purcell Construction's commitment to the project since the beginning. Mr. Warneck said that he felt the confidence of Purcell Construction after the tour of the building. Mr. Warneck said that things are coming back to downtowns if we can get past the negatives. Mr. Walldroff pointed out that the YMCA project will feed into other projects such as recruiting for the hospital or Convalt's solar project.

A motion was made by Mr. Converse to approve a grant of up to \$400,000 contingent upon the JCIDA's contribution. If the YMCA receives other funding/tax credits later this year, then our funds would not be needed. The motion was seconded by Mr. Walldroff. Roll call vote was taken. Mr. Walldroff ó Yea, Mr. Converse ó Yea, Mr. Burto ó Absent, Mr. Jennings ó Yea, Mr. Gardner ó Absent, Mr. Warneck ó Yea, Mr. Johnson ó Yea, Ms. LeHuillier ó Yea, Ms. Powers ó Yea, Mr. Aiken ó Yea, and Mr. Aliasso ó Yea. Carried. With this commitment helping to meet the immediate need, Mr. Zembiec will ask the Watertown LDC to consider splitting the \$400,000 with us, thereby reducing the JCLDC's commitment to \$200,000.

IX. Counsel: None.

X. New Business:

- 1. Agreement with JCIDA for ARPA Funds** – Mr. Zembiec said the JCIDA is contracting with the JCLDC to administer the following programs: 1) Small business productivity improvement and incumbent worker training, 2) Rental property deferred maintenance program, 3) Local foods resiliency initiative, and 4) Expansion of childcare services.

A motion was made by Mr. Warneck to approve the agreement, seconded by Mr. Jennings. All in favor. Carried. It was noted that the provisions on the last page were repeated, therefore, they will be removed.

XI. Adjournment: With no further business before the board, a motion to adjourn was made by Ms. Powers, seconded by Mr. Warneck. All in favor. The meeting adjourned at 8:59 a.m.

Respectfully submitted,

Peggy Sampson